

Pyeng Yang, Korea

August 15, 1923

Charles Hull Moffett

Dear Jamie:- [older brother of 15-year-old Charles]

We are up the river having a glorious time, but I wish you were here to help me to enjoy it, also to help me share the sorrow of learning the catechism.

We left Pyeng Yang on the sixteenth of July. We went up to the first sand beach and got caught in the flood, but I wasn't there. I had gone to Pyeng Yang.

In Pyeng Yang the flood was something terrible. On main street it was shoulder deep and houses washed away. The [Potong] river flooded its banks and flooded the plain and went clear out to the hills at the farm, and flooded over the big road going out to Keejas [tomb]. What they experienced on the boat! The water came through into the inlet putting the boat, tied to a big tree, on an island. The water rose and covered the tree and put them four feet above the tree in the center of the river. There were only two dangers: if the rope should break – or the tree should pull loose, because then they would have gone crashing into the new bridge.

While they were on the boat Li Sickie caught two tōks [large clay pots] and a pig which the boatmen ate. After the flood we started up and [are] having grand fun, especially watching Sammy and Howard. We are tied up just at the foot of the tiger rapids waiting for the water to go down a little and the wind to stop so we can go [on] up.

I am going in from Mendalson to Pyeng Yang by train to get some money. Miss Coutts gave me her camera to take pictures of places up the river and I will get a print of each for myself so I can send them to you.

Miss Doriss is building her new house just below the guest house which of course takes out part of our yard. Will write again but am in a hurry.

Lovingly,

Charles Moffett

(from the Samuel Hugh Moffett collection of Samuel Austin Moffett papers)

Pyeong Yang town
Aug 15, 1923

Dear friends:-

We are up the river having a glorious
time, but I wish you were here to help me
to enjoy it, also to help me to show the
error of learning the catechism.

We left Pyeong Yang on the sixteenth
of July and went up to the first camp. I
was and got caught in the flood, but I
was not bad some to Pyeong Yang.

In Pyeong Yang the flood was some
thing terrible on main street it was
water deep and forage, and

played the piano and went clear out to
the hills at the farm, and they had
2000 people and going out 11 the same

What they could do on the boat,
the water came through into the water
and they had tied to a big tree on an

island the water rose and covered the
land around the tree and put them four
feet above the tree in the center of the
river, there was only two dangers, if

the rope should break or the tree should
fall down, because then they would
have been falling into the river

bridge. We are the ...
to ...
the ...
up and having ...
not taking ... We are
tied up just at the foot of the ...
waiting for the water to go down ...
and be ...

I am going ...
Yang ... to get some money ...
with me ... to take pictures
I plan up the river, and ...
[redacted] [redacted] [redacted] [redacted]

...
horses just below the ...
...
...
...

So ...
...
...

Pyongyang, Korea

October 20, 1923

Sammie H. and Lucia F. Moffett

dear jmmie,

winter is comeing most of the birds are gone the leavsare falling some of the trees are bear thechestnuts have gone we have some pigeons they are black and white bobby is living at our house this week bobby has a baby His name is Richard Alexander Hamilton. We have not seen him I am taking music lessons Howard is going to Miss Foote and I am going to missis Soltau. Ledyard DeCamp is going to Mt. Hermon next year and the Pieters boys are going to Mercersberg We often wish that you were here My love samuel

P.S. Reiners have a new baby it is only six months old There are 24 children in our room I am going to music lessons I like to play on the peano Charles is in high school I am in second grade I like school halloween is coming we have seven or eight punkens I am seven years old

we have a lot of apples in the celler I like to read the literary digest Oliver is living at our house I like him he is a nice boy

I like David to he is in second grade to I have 13 hundreds in my note book

I have a garden of my own the flours have gone it is geting cold now we have a lot of books.

Dear Jamie,

Sammie did this over but the corrected copy had some hard usage and you will probably like this better anyway.

Your father wants you to look up a lawyer (or perhaps he is a real estate man) in Wooster by the name of James Quinby.. His grandmother was your grandfather Moffett's sister and Bowman St. on which you live was probably named for your great uncle, one of the early residents of Wooster.

I am more than sorry that we are sending you so little from here this Christmas. Your father has not even had time to go to town for a haircut since we got home from the river and the floods caused such losses among the people that he has loaned to the very limit of his resources here in Korea so that families might have shelter and enough to start in again with. He has had to carry the college, too.

Most of the Christmas things will have to be of American make. Besides that the Girls School has not been running so we could not get the little things they make.

Charles has his ups and downs in school as usual but football is all "up" to judge from his enthusiasm. His clothes tell another story.

10/20/23 – p.2 S.H.M. & L.F.M.

Here is a bit of conversation: Howard (scoffingly): “David likes somebody better than himself!!!” Samlet: “Well, he ought to.” Howard: “Oh, that isn’t true, is it mamma. I never knew that before so I always liked myself best!”

The community is so large it seemed impossible to have a common Thanksgiving dinner but the Methodist ladies decided to try it in their big house. With the dormitory children there will be over one hundred. There are seventy adults.

At the next musicale Charles, Reuben [Pieters], and Richard [Pieters] are to sing a trio. We are most fortunate to have such teachers of both vocal and instrumental music. I wish it might have been so in your day.

Good bye now with love from all of us. Your little parcel is going to Wooster but Samsies efforts have taken so long I believe this had better go to Madison. Give our love to the group there. I am so glad they are more than names to me now.

With love and a Merry Christmas to you –

Mother

(From the Samuel Hugh Moffett collection of Samuel Austin Moffett papers)

201985
dear Jamie

winter is coming most of the birds are gone the hawks
falling some of the trees are bare the chestnuts have gone we have some
pigeons they are black and white bobby is living at our house this week
bobby has a baby his name is Richard Alexander Hamilton. We have not seen him
I am taking music lessons Howard is going to Miss Fete and Sam going to Miss
Soltau. Ledyard DeCamp is going to Mt. Hermon next year and the boys
boys are going to Mercersburg we often wish that you were here My love Samuel

P. S. Reiners have a new baby it is only six months old There are
200 children in our room I am going to music lessons I like to play on

the piano Charles is in high school I am in second grade I like school
halloween is coming we have seven or eight pumpkins I am seven years old

we have a lot of apples in the cellar I like to read the literary
digest Cliver is living at our house I like him he is a nice boy

I like David he is in second grade to I have 13 hundreds in my note book

I have a garden of my own the flowers have gone It is getting cold now

we have a lot of books Mr. M. M. M.

Dear Jamie,

Samuel did this over but the corrected copy had some hard
usage and you will probably like this letter anyway.

Your father wants you to look up a lawyer (perhaps he is
a real estate man) in Hooster by the name of James Dwinny.

and mother was your grandfather Moffett's sister
and Bowman St. in which you live was probably named
for your great uncle, one of the early residents of Hooster.

I am more than sorry that we are sending you so little
from here this Christmas. Your father has not even had time
to go to town for a haircut since we got home from the river
and the floods caused such losses among the people
that he has loaned to the very limit of his resources
here in Korea so that families might have shelter
and enough to start in again with college fees.

Most of the Christmas things will have to be of American
make. Besides that the Girls' School has not been
running so we could not get the little things they
make.

Charles has his ups and downs in school as
usual but football is all "up" to judge from his
enthusiasm. His clothes tell another story.

Here is a bit of conversation

Howard (scoffingly) David takes remarkably better to
himself!!

Samuel. Hell, he ought to,

Howard. Oh that isn't true, is it ~~Samuel~~

I never knew that before as I always liked
myself best!

The community is so large it seemed impossible to
have a common Thanksgiving dinner but the school
ladies decided to try it in their house. The
children there will be over one hundred
adults.

At the next musicale Charles Kenten and
to sing a trio. He are most fortunate to have
of both vocal and instrumental praise. I wish
have been so in your day.

Good bye now with love from all of us.
is going to Hooster but Samuel is still here.
I believe this had better go to ~~William~~ see
the group there. I am so glad they are
& me now.

With love
I hope

1923

January Offerings



42 Years - 100% Safe

Howard S. Moffett
Madison, Indiana

J. LEWIS COCHRAN, PRESIDENT AND TREASURER
CHAS. J. DRIEVER, VICE-PRESIDENT

JOHN S. BAYES, VICE-PRESIDENT
J. L. COCHRAN, JR., SECRETARY

Cochran & McCluer Company

EST. 1881 — INC. 1922

FIRST MORTGAGE GOLD BONDS

40 North Dearborn Street

TELEPHONE CENTRAL 0930

CHICAGO

January, 1923.

TO OUR CLIENTS:—

Upon the threshold of a new year we look back with pleasure and satisfaction at the one just closed. Our investment organization now in its 43rd year has experienced in 1922 its most eventful and successful period.

The Investment Service of Cochran & McCluer Company grew out of its Real Estate business. We have in our organization a highly trained force of experts whose daily activities keep us in touch with property values and rental demand. A thorough knowledge of these conditions is vital to a sound first mortgage house, and we pride ourselves in the fact that we need not seek such information second-hand.

In submitting the following bond issues for the consideration of our clients, we do so with the knowledge that they have been selected with the greatest care. All the safeguards that have been developed by 42 years' experience protect every Cochran & McCluer First Mortgage Bond Issue. All these investments bear 7%, but the tendency of the interest rate is downward and it may be only a few months — possibly less — until 7% First Mortgage Bonds on the best security will be things of the past.

In negotiating these loans we had in mind one consideration above all others — to guard jealously a record of 42 years without loss to any investor and at the same time secure for our clients the benefit of the largest rate consistent with absolute safety of principal. This has been our aim and we offer the enclosed issues to our clients with the full confidence that they will find in them the same unquestioned stability to which they are accustomed.

Faithfully,

COCHRAN & McCLUER COMPANY,



President.

The information in this circular has been carefully compiled from sources which we believe to be accurate, after a most thorough investigation, and is the information on which we have relied in the purchase of these bonds. Bonds may be delivered to any responsible Bank. Orders may be telegraphed at our expense. We invite correspondence in regard to investments.

Forty-Two Years 100% Safe



Cochran & McCluer Monthly Saving and Investing Plan Explained

THE COCHRAN & McCLUER Monthly Saving and Investing Plan is a carefully devised plan for systematic saving and investing in First Mortgage Real Estate Gold Bonds yielding the highest rate of interest consistent with absolute safety. It is proving a valuable aid to many in acquiring financial independence. It makes money earn 7% compound interest while one saves and accumulates without the loss of interest for a single day.

Can you account for your entire income, or does part of it get away without doing you any good?

The Plan is simplicity itself. Here is how it works:

Suppose you wish to buy a \$1,000 Bond. You choose your bond, or we choose it for you, from our descriptive circulars. The first payment is 10%, or \$100, which leaves a balance of \$900, the interest on which, when paid in 12 equal monthly payments, amounts to \$33.60. This \$33.60 is added to the \$900 and divided into 12 equal monthly payments of \$77.80 each. During the year you are paying for your \$1,000 Bond you will receive \$70.00 interest on it. The difference between this \$70.00 and \$33.60 is \$36.40 which represents 7% interest on your 13 payments.

When all your monthly payments have been made you surrender your Contract and receive your Bond on which you will continue to draw 7% interest until the bond matures, when your \$1,000 will be returned to you.

This plan works out in the same manner whether you take out a smaller or larger investment contract. You can take out a contract for a \$100, \$200, \$500, \$1,000 or in larger amounts if you desire. The following table shows the initial payment and the monthly payment for contracts ranging from \$100.00 to \$5,000.00:

Initial Payment	Monthly Payment	Amount of Contract
\$ 10.00	\$ 7.78	\$ 100.00
20.00	15.56	200.00
50.00	38.90	500.00
100.00	77.80	1,000.00
500.00	389.00	5,000.00

Now is the Time to Start

Interest rates may decline any day. Our Investment Contract protects you against this decline for a year. That is one reason for acting now. But the greater reason is that you will receive innumerable benefits in the shape of greater savings, increased income, and the satisfaction of knowing that your money is earning double the usual savings bank rate, and that you are getting ahead.

Write Us for Further Information

Forty-Two Years 100% Safe



We Own and Offer Subject to Prior Sale

Appraised Valuation of Property Mortgaged
(Land and Building) \$385,000
4% Federal Income Tax Paid

\$260,000 Certified First Mortgage 7% Gold Bonds

Denominations

**\$100
\$500
and
\$1,000**



Date of Loan
Dec. 5, 1922
and matures
in 2 to 10
Years

Northeast Corner Ashland Avenue and Juneway Terrace, Rogers Park

Juneland Apartments

SERIAL MATURITIES

Amount	Maturing	Denominations	Amount	Maturing	Denominations
\$13,000	Dec. 5, 1924	\$1,000	\$15,000	Dec. 5, 1929	\$1,000
13,000	Dec. 5, 1925	1,000	16,000	Dec. 5, 1930	500
13,000	Dec. 5, 1926	500	16,000	Dec. 5, 1931	1,000
15,000	Dec. 5, 1927	1,000	144,000	Dec. 5, 1932	1,000-500-100
15,000	Dec. 5, 1928	500			

SECURITY

FIRST: A direct closed first mortgage on land and building.

SECOND: A first lien on the net income from the property, a sufficient portion of which must be deposited monthly to meet the interest and principal payments in cash promptly on days when due.

LAND: 161x220.

BUILDING: A three story and English Basement brick and stone, constructed in Tudor English style well proportioned and interesting in appearance; containing 61 apartments, 9 apartments with 5 rooms and sun parlor, 12—4 rooms with dressing closets and In-a-door beds, 16—4 rooms, 6 of which have sun parlors, 18—3 rooms, kitchenettes and dressing closets with In-a-door beds, 6—3 rooms with dressing closets and In-a-door beds.

Apartments face street and 40 ft. and 33 ft. courts, having spacious rooms and well arranged for furniture.

Living rooms, reception halls have mahogany finish. The living rooms, reception rooms and dining rooms have cornices; in addition, the dining rooms are paneled. The decorations are high grade and no expense has been spared on appointments.

All rooms have clear oak floors, excepting bath and vestibule which have Mosaic Tile. Plumbing fixtures are of the best with built-in tubs, pedestal lavatory and flushometer valve closets. A new feature is the curtainless shower doing away with the unsanitary curtains. The heating plant is a vacuum vapor system with two large boilers.

The building is now under construction and its completion, in accordance with plans and specifications, free from all

mechanic's liens, is unconditionally guaranteed by Cochran & McCluer Company.

LOCATION: Choice residential section of Rogers Park—2 blocks from Sheridan Road and 3 blocks from lake and bathing beaches, 2 short blocks from new public school.

TRANSPORTATION: Three blocks to the Howard Avenue Station of the Northwestern elevated from which point passengers can go either north or south for one fare.

INCOME: We estimate the gross annual rental at \$58,000, and the expenses, including operation, upkeep and taxes, at \$17,500, leaving a net annual income of \$40,500, or about 2¼ times the largest interest charge, which assures prompt payment of both interest and principal as they fall due.

MORTGAGOR: James J. Fairweather, a prominent attorney and experienced builder. We have had previous business relations with Mr. Fairweather and they have all been satisfactory.

FIRE INSURANCE: We hold fire insurance policies in the leading companies for \$260,000 for the protection of Bondholders.

TRUSTEE: The Chicago Title & Trust Company acts as Trustee and has issued a Guaranty Policy guaranteeing title for \$260,000 for the protection of Bondholders. As trustee it also identifies and certifies each bond to be genuine first mortgage lien.

REDEMPTION: These Bonds may be redeemed at the option of the mortgagors at 103 after three years.

We collect both interest and principal and remit same to investors and make no charge for this service.

—Forty-Two Years 100% Safe—



We Own and Offer Subject to Prior Sale

Appraised Valuation of Property Mortgaged
(Land and Building) \$230,000
4% Federal Income Tax Paid

\$140,000

Certified First Mortgage 7% Gold Bonds

Denominations

**\$100
\$500
and
\$1,000**



**Date of Loan
Dec. 20, 1922
and matures
in 2 to 10
Years**

520-526 Sheridan Road—Northwest Cor. South Blvd., Evanston.

Sherman Arms Apartments

SERIAL MATURITIES

Amount	Maturing	Denominations	Amount	Maturing	Denominations
\$ 7,000	Dec. 20, 1924	\$ 500	\$ 7,000	Dec. 20, 1929	\$1,000
7,000	Dec. 20, 1925	1,000	7,000	Dec. 20, 1930	500
7,000	Dec. 20, 1926	500	7,000	Dec. 20, 1931	1,000
7,000	Dec. 20, 1927	1,000	84,000	Dec. 20, 1932	\$100-\$500-\$100
7,000	Dec. 20, 1928	500			

SECURITY

FIRST: A direct closed first mortgage on land and building.

SECOND: A first lien on the net income from the property, a sufficient portion of which must be deposited monthly to meet the interest and principal payments in cash promptly on days when due.

LAND: Northwest corner of Sheridan Road and South Boulevard—fronting 100 ft. on Sheridan Rd. with a depth of 150 ft. on South Blvd.

BUILDING: A 3-story and English Basement of brick and stone construction of artistic appearance, containing 25 apartments—18 of 5 rooms and 7 of 4 rooms each. All apartments are well arranged and have generous amount of closet space. All apartments front on a street and wide court and have a generous amount of sunlight and air. Living rooms, reception hall are in mahogany finish. Bedrooms, dining rooms and kitchens are in ivory finish. All floors are oak with the exception of bath rooms and vestibules which are in tile. Bath rooms are tiled to a height of 7 feet and have pedestal lavatories, recess bath tubs and flushometer closets. Kitchens are equipped with high-grade ranges and refrigerators. Basement has apartment for janitor, high-grade steam heating plant, laundry and storage space for tenants. No expense will be spared to make this building one of the most attractive and desirable in Evanston. The building is now under construction and its completion, in accordance with plans and specifications,

free from all mechanic's liens, is unconditionally guaranteed by Cochran & McCluer Company.

LOCATION: This is a choice residential section in the southern part of Evanston. Only 1 block from Lake Michigan and within 5 blocks of the Northwestern Railway Station and the Northwestern Elevated.

INCOME: We estimate the gross annual rental at \$34,200 and the expenses, including operation, upkeep and taxes, at \$10,000, leaving a net annual income of \$24,200, or about 2½ times the largest interest charge, which assures prompt payment of both interest and principal as they fall due.

MORTGAGOR: Mr. Richard Broge, a prominent and successful builder of high-grade apartment buildings, and who owns other valuable real estate in Chicago. He comes to us well recommended.

FIRE INSURANCE: We hold fire insurance policies in the leading companies for \$150,000 for the protection of Bondholders.

TRUSTEE: The Chicago Title & Trust Company acts as Trustee and has issued a Guaranty Policy guaranteeing title for \$136,000 for the protection of Bondholders. As trustee it also identifies and certifies each bond to be genuine first mortgage lien.

REDEMPTION: These Bonds may be redeemed at the option of the mortgagor at 103 after 3 years.

We collect both interest and principal and remit same to investors and make no charge for this service.

Forty-Two Years 100% Safe



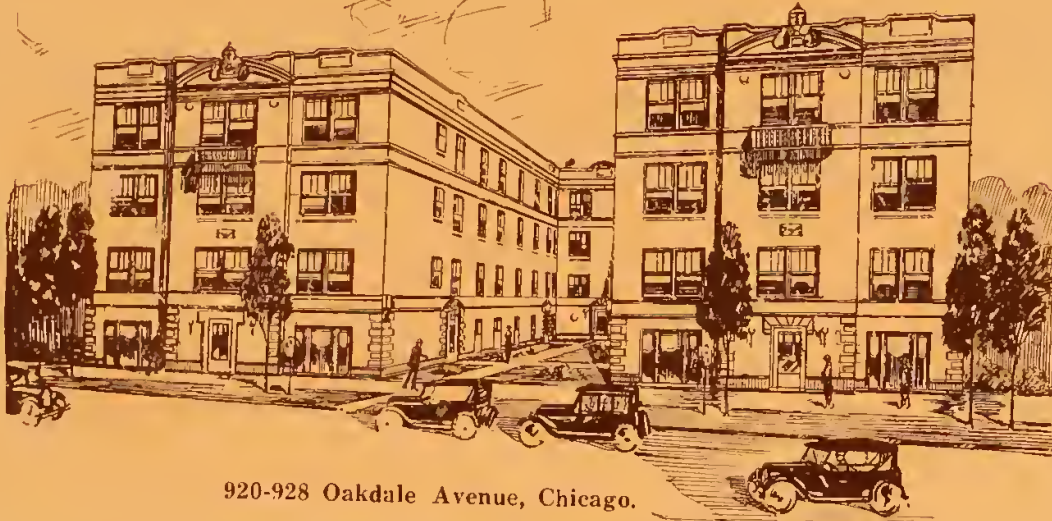
We Own and Offer Subject to Prior Sale

Appraised Valuation of Property Mortgaged
(Land and Building) \$190,000
4% Federal Income Tax Paid

\$120,000
Certified First Mortgage 7% Gold Bonds

Denominations

\$100
\$500
and
\$1,000



Date of Loan
Dec. 1, 1922
and Matures
in 2 to 10
Years

920-928 Oakdale Avenue, Chicago.

Bibiana Court Apartments

SERIAL MATURITIES

Amount	Maturing	Denominations	Amount	Maturing	Denominations
\$ 6,000	Dec. 1, 1924	\$ 1,000	\$ 6,000	Dec. 1, 1929	\$ 1,000
6,000	Dec. 1, 1925	1,000	6,000	Dec. 1, 1930	1,000
6,000	Dec. 1, 1926	500	6,000	Dec. 1, 1931	500
6,000	Dec. 1, 1927	500	72,000	Dec. 1, 1932	1,000-500-100
6,000	Dec. 1, 1928	1,000			

SECURITY

FIRST: A direct closed first mortgage on land and building.

SECOND: A first lien on the net income from the property, a sufficient portion of which must be deposited monthly to meet the interest and principal payments in cash promptly on days when due.

LAND: 101', 9" by 125' to alley.

BUILDING: A three story and English Basement brick and stone construction of 31 apartments. Six apartments have 5 spacious rooms. Seven apartments have 3 rooms and kitchenettes, dressing closets and In-a-door beds. Eighteen apartments have 4 rooms with dressing closets and In-a-door beds. All rooms face a wide court and the street. Rooms are large and well arranged for wall space, light and perfect ventilation. Living rooms and reception halls are mahogany finish; dining rooms, bedrooms, and bath rooms are done in ivory. Dining rooms, living rooms and reception halls are artistically corniced. All floors are clear oak excepting bath rooms which have Mosaic Tile. Vestibules are spacious with tiled floors in red and black pattern after an English design. Plumbing fixtures are of the very best with built-in tubs, pedestal lavatory and flushometer valve closets. Fixtures are of the very best. Kitchens will be equipped with ice boxes holding 100 pounds of ice, and white enameled ranges. Basement contains apartment for janitor and 2 shops, ample storage room for each tenant, laundry, and complete heating plant furnishing vacuum vapor heat for the building. The building is now under construction and its completion, in accordance with plans

and specifications, free from all prior liens, is unconditionally guaranteed by Cochran & McCluer Company.

LOCATION: Choice residential section near in. Oakdale Avenue is the first street south of Wellington Avenue. A short distance from the Lincoln Park Golf Course.

TRANSPORTATION: The transportation is ideal. Less than ½ block to the Wellington Avenue Station of the Northwestern Elevated—15 minutes to the loop; ½ block to the Sheffield Avenue surface cars; 1 short block to the Halsted Street cars.

INCOME: We estimate the gross annual rental at \$28,500 and the expenses, including operation, upkeep and taxes, at \$8,000, leaving a net annual income of \$20,500, or about 2½ times the largest interest charge, which assures prompt payment of both interest and principal as they fall due.

MORTGAGOR: Mr. M. P. Morrissey, a Chicago business man of good reputation, who comes to us well recommended.

FIRE INSURANCE: We hold fire insurance policies in the leading companies for \$120,000 for the protection of Bondholders.

TRUSTEE: The Chicago Title & Trust Company acts as Trustee and has issued a Guarantee Policy guaranteeing title for \$120,000 for the protection of Bondholders. As trustee it also identifies and certifies each bond to be genuine first mortgage lien.

REDEMPTION: These Bonds may be redeemed at the option of the mortgagor at 103 after three years.

We collect both interest and principal and remit same to investors and make no charge for this service.

Forty-Two Years 100% Safe



We Own and Offer Subject to Prior Sale

Appraised Valuation of Property Mortgaged
(Land and Building) \$225,000
4% Federal Income Tax Paid

\$136,000

Certified First Mortgage 7% Gold Bonds

Denominations

\$100
\$500
and
\$1,000



Date of Loan
Dec. 20, 1922
and matures
in 2 to 10
Years

528-534 Sheridan Road—100 ft. North of South Blvd., Evanston.

Sheridan Court Apartments

SERIAL MATURITIES

Amount	Maturing	Denominations	Amount	Maturing	Denominations
\$ 7,000	Dec. 20, 1924	\$1,000	\$ 7,000	Dec. 20, 1929	\$1,000
7,000	Dec. 20, 1925	1,000	7,000	Dec. 20, 1930	500
7,000	Dec. 20, 1926	500	7,000	Dec. 20, 1931	1,000
7,000	Dec. 20, 1927	1,000	80,000	Dec. 20, 1932	\$100-\$500-\$1,000
7,000	Dec. 20, 1928	500			

SECURITY

FIRST: A direct closed first mortgage on land and building.

SECOND: A first lien on the net income from the property, a sufficient portion of which must be deposited monthly to meet the interest and principal payments in cash promptly on days when due.

LAND: Sheridan Road—100 ft. north of South Boulevard, east front. Fronts 100 ft. on Sheridan Rd. with a depth of 150 ft. to alley.

BUILDING: A 3 story and English Basement of Brick and stone construction of artistic appearance, containing 25 apartments—18 of 5 rooms and 7 of 4 rooms each. All apartments are well arranged and have generous amount of closet space. All apartments front on a street and wide court and have a generous amount of sunlight and air. Living rooms, reception halls are in mahogany finish. Bedrooms, dining rooms and kitchens are in ivory finish. All floors are oak with the exception of bath rooms and vestibules which are in tile. Bath rooms are tiled to a height of 7 feet and have pedestal lavatories, recess bath tubs and flushometer closets. Kitchens are equipped with high-grade ranges and refrigerators. Basement has apartment for janitor, high-grade steam heating plant, laundry and storage space for tenants. No expense will be spared to make this building one of the most attractive and desirable in Evanston.

The building is now under construction and its completion,

in accordance with plans and specifications, free from all mechanic's liens, is unconditionally guaranteed by Cochran & McCluer Company.

LOCATION: This is a choice residential section in the southern part of Evanston. Only 1 block from Lake Michigan and within 5 blocks of the Northwestern Railway Station and the Northwestern Elevated.

INCOME: We estimate the gross annual rental at \$33,500 and the expenses, including operation, upkeep and taxes, at \$9,500, leaving a net annual income of \$24,000, or about 2½ times the largest interest charge, which assures prompt payment of both interest and principal as they fall due.

MORTGAGOR: Mr. Richard Broge, a prominent and successful builder of high-grade apartment buildings, and who owns other valuable real estate in Chicago. He comes to us well recommended.

FIRE INSURANCE: We hold fire insurance policies in the leading companies for \$150,000 for the protection of Bondholders.

TRUSTEE: The Chicago Title & Trust Company acts as Trustee and has issued a Guaranty Policy guaranteeing title for \$140,000 for the protection of Bondholders. As trustee it also identifies and certifies each bond to be genuine first mortgage lien.

REDEMPTION: These Bonds may be redeemed at the option of the mortgagor at 103 after 3 years.

We collect both interest and principal and remit same to investors and make no charge for this service.

Forty-Two Years 100% Safe



We Own and Offer Subject to Prior Sale

Appraised Valuation of Property Mortgaged
(Land and Building) \$190,000
4% Federal Income Tax Paid

\$120,000 Certified First Mortgage 7% Gold Bonds

Denominations

\$100,
\$500
and
\$1,000



Date of Loan
Dec. 1, 1922
and matures
in 2 to 10
Years

910-918 Oakdale Avenue, Chicago.

Wellington Arms Apartments

SERIAL MATURITIES

Amount	Maturing	Denominations	Amount	Maturing	Denominations
\$ 6,000	Dec. 1, 1924	\$ 1,000	\$ 6,000	Dec. 1, 1929	\$ 1,000
6,000	Dec. 1, 1925	1,000	6,000	Dec. 1, 1930	1,000
6,000	Dec. 1, 1926	500	6,000	Dec. 1, 1931	500
6,000	Dec. 1, 1927	500	72,000	Dec. 1, 1932	1,000-500-100
6,000	Dec. 1, 1928	1,000			

SECURITY

FIRST: A direct closed first mortgage on land and building.

SECOND: A first lien on the net income from the property, a sufficient portion of which must be deposited monthly to meet the interest and principal payments in cash promptly on days when due.

LAND: 99' 9" by 125' to alley.

BUILDING: A three story and English Basement brick and stone construction of 31 apartments. Six apartments have 5 spacious rooms. Seven apartments have 3 rooms and kitchenettes, dressing closets and In-a-door beds. Eighteen apartments have 4 rooms with dressing closets and In-a-door beds. All rooms face a wide court and the street. Rooms are large and well arranged for wall space, light and perfect ventilation. Living rooms and reception halls are mahogany finish; dining rooms, bedrooms, and bath rooms are done in ivory. Dining rooms, living rooms and reception halls are artistically corniced. All floors are clear oak excepting bath rooms which have Mosaic Tile. Vestibules are spacious with tiled floors in red and black pattern after an English design. Plumbing fixtures are of the very best with built-in tubs, pedestal lavatory and flushometer valve closets. Fixtures are of the very best. Kitchens will be equipped with ice boxes holding 100 pounds of ice, and white enameled ranges. Basement contains apartment for janitor and 2 shops, ample storage room for each tenant, laundry, and complete heating plant furnishing vacuum vapor heat for the building. The building is now under construction and its completion, in accordance with plans and specifications, free from all prior liens,

is unconditionally guaranteed by Cochran & McCluer Company.

LOCATION: Choice residential section near in. Oakdale Avenue is the first street south of Wellington Avenue. A short distance from the Lincoln Park Golf Course.

TRANSPORTATION: The transportation is ideal. Less than ½ block to the Wellington Avenue Station of the Northwestern Elevated—15 minutes to the loop; ½ block to the Sheffield Avenue surface cars; 1 short block to the Halsted Street cars.

INCOME: We estimate the gross annual rental at \$28,500 and the expenses, including operation, upkeep and taxes, at \$8,000, leaving a net annual income of \$20,500, or about 2½ times the largest interest charge, which assures prompt payment of both interest and principal as they fall due.

MORTGAGOR: Mr. M. P. Morrissey, a Chicago business man of good reputation, who comes to us well recommended.

FIRE INSURANCE: We hold fire insurance policies in the leading companies for \$120,000 for the protection of Bondholders.

TRUSTEE: The Chicago Title & Trust Company acts as Trustee and has issued a Guarantee Policy guaranteeing title for \$120,000 for the protection of Bondholders. As trustee it also identifies and certifies each bond to be genuine first mortgage lien.

REDEMPTION: These Bonds may be redeemed at the option of the mortgagor at 103 after three years.

We collect both interest and principal and remit same to investors and make no charge for this service.

Forty-Two Years 100% Safe



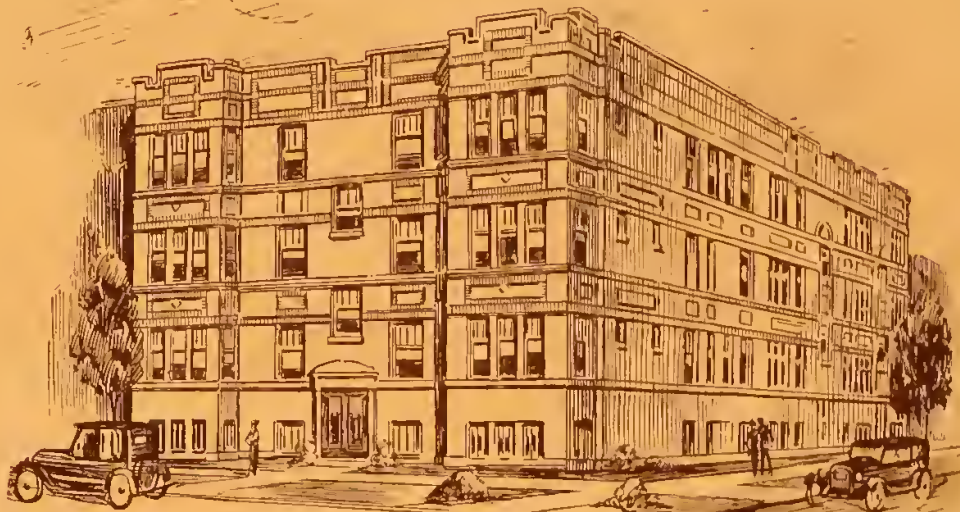
We Own and Offer Subject to Prior Sale

Appraised Valuation of Property Mortgaged
(Land and Building) \$100,000
4% Federal Income Tax Paid

\$55,000
Certified First Mortgage 7% Gold Bonds

Denominations

\$100
\$500
and
\$1,000



Date of Loan
Oct. 16, 1922
and matures
in 1 to 7
Years

Southwest Corner N. Richmond and Belle Plaine Aves.

Richland Apartments

SERIAL MATURITIES

Amount	Maturing	Denominations	Amount	Maturing	Denominations
\$2,000	Oct. 16, 1923	\$1,000	\$2,000	Oct. 16, 1927	\$1,000
2,000	Oct. 16, 1924	1,000	2,000	Oct. 16, 1928	1,000
2,000	Oct. 16, 1925	500	43,000	Oct. 16, 1929	\$100-\$500-\$1,000
2,000	Oct. 16, 1926	500			

SECURITY

FIRST: A direct closed first mortgage on land and building.

SECOND: A first lien on the net income from the property, a sufficient portion of which must be deposited monthly to meet the interest and principal payments in cash promptly on days when due.

LAND: 58x125 feet. Southwest corner of Richmond and Belle Plaine Avenues.

BUILDING: A high grade 3-story and basement brick and stone construction, containing 15 apartments—7 of 5 rooms and 8 of 4 rooms, with sun parlors. Living rooms and reception halls are in mahogany finish. All rooms are large and well arranged for furniture. As each apartment fronts on a street the rooms have an abundance of light. Kitchens are equipped with ice boxes and ranges. All floors are oak except bath rooms and vestibules, which are mosaic. Basement contains up-to-date steam heating plant, laundry, ample storage space for tenants.

The building is completed and entirely occupied by desirable tenants.

LOCATION. Choice residential section on the Northwest side.

TRANSPORTATION: Convenient to the Irving Park Blvd. and Kedzie Avenue surface lines.

INCOME: We estimate the gross annual rental at \$12,240 and the expenses, including operation, upkeep and taxes, at \$4,000, leaving a net annual income of \$8,240—over 2 times the largest annual interest charge—which assures the prompt payment of both interest and principal as they come due.

MORTGAGORS: Messrs. Niels and Fred Buck. Their holdings in real estate are extensive and include a number of large apartment buildings. Their dealings with this office during the past 27 years have been satisfactory.

FIRE INSURANCE: We hold fire insurance policies in the leading companies for \$55,000 for the protection of Bondholders.

TRUSTEE: The Chicago Title & Trust Company acts as Trustee and has issued a Guaranty Policy guaranteeing title for \$55,000 for the protection of Bondholders. As trustee it also identifies and certifies each bond to be a genuine first mortgage lien.

REDEMPTION: These Bonds may be redeemed at the option of the mortgagor at 103 after 3 years.

We collect both interest and principal and remit same to investors and make no charge for this service.

Forty-Two Years 100% Safe



We Own and Offer Subject to Prior Sale

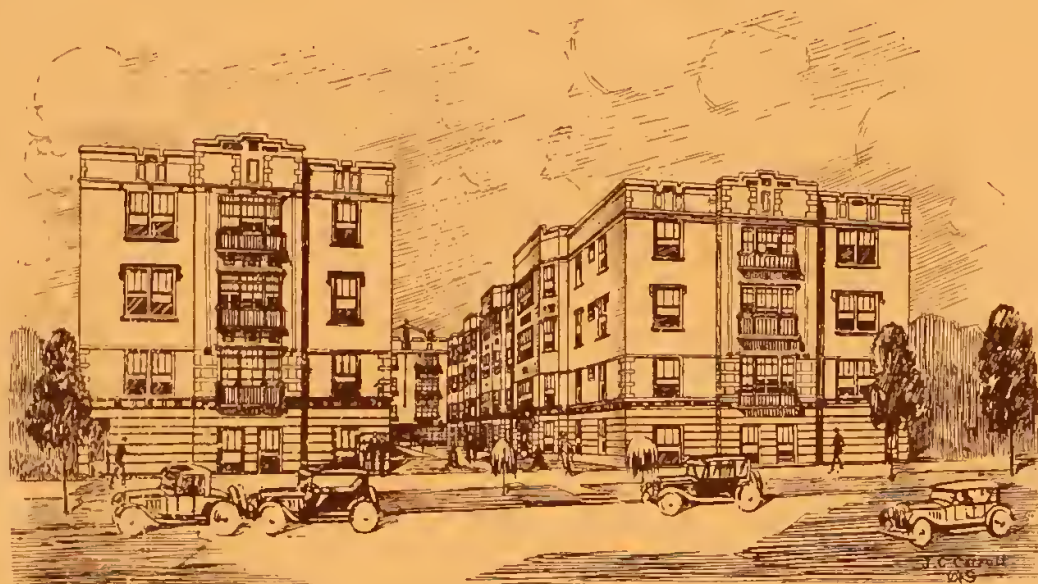
Appraised Valuation of Property Mortgaged
(Land and Building) \$290,000
4% Federal Income Tax Paid

\$185,000

Certified First Mortgage 7% Gold Bonds

Denominations

\$100
\$500
and
\$1,000



Date of Loan
Dec. 15, 1922
and matures
in 2 to 10
Years

1638-1646 Pratt Blvd., Rogers Park, Chicago.

Lyndon Arms Apartments

SERIAL MATURITIES

Amount	Maturing	Denominations	Amount	Maturing	Denominations
\$8,000	Jan. 15, 1925	\$1,000	\$ 9,000	Jan. 15, 1930	\$1,000
8,000	Jan. 15, 1926	1,000	9,000	Jan. 15, 1931	500
8,000	Jan. 15, 1927	500	9,000	Jan. 15, 1932	1,000
8,000	Jan. 15, 1928	1,000	117,000	Jan. 15, 1933	\$100-\$500-\$1,000
9,000	Jan. 15, 1929	500			

SECURITY

FIRST: A direct closed first mortgage on land and building.

SECOND: A first lien on the net income from the property, a sufficient portion of which must be deposited monthly to meet the interest and principal payments in cash promptly on days when due.

LAND: Fronts 100 feet on Pratt Boulevard with a depth of 178 feet to 16-foot alley.

BUILDING: A new three story and English Basement semi-fireproof brick and stone construction, containing 36 apartments, 30 of which have 5 rooms with sun parlors and 6 of 4 rooms with sun parlors. The rooms in each apartment are well arranged. There is a spacious court between the two wings, which affords each apartment an unobstructed view of the street, with plenty of light and air. The floors of the entire building are of high grade oak. Floors of vestibules, lobbies, and bath rooms are of tile. Apartments are trimmed in birch, mahogany and enamel. Walls of living rooms and chambers are papered and walls of dining rooms are hung with canvas with Tiffany finish. The entire building, including its furnishings such as lighting fixtures, bath room fixtures and accessories, stoves and refrigerators, are of the most modern and appropriate design, and it is the intention of the owner to make this building one of the most exclusive, artistic, and substantial apartment buildings on the North Shore. The basement has one apartment for janitor, high grade and modern steam heating plant, laundry, and ample storage space for each tenant.

The building is now under construction and its completion, in accordance with plans and specifications, free from all mechanics' liens, is unconditionally guaranteed by Cochran & McCluer Company.

LOCATION: Choice residential section on Pratt Boulevard in Rogers Park, near Ashland Boulevard.

TRANSPORTATION: Building is convenient to 3 lines of transportation, being 3 blocks to the Northwestern Railroad, 1 block to the Clark Street cars, and 4 blocks to the Rogers Park Express Station of the Northwestern Elevated.

INCOME: We estimate the gross annual rental at \$41,760, and the expenses, including operation, upkeep and taxes, at \$12,250, leaving a net annual income of \$29,510, or about 2½ times the largest interest charge, which assures prompt payment of both interest and principal as they fall due.

MORTGAGOR: John P. Anderson, who is a very responsible builder, and has had vast experience in the building of other high grade apartments on the North Shore.

FIRE INSURANCE: We hold fire insurance policies in the leading companies for \$200,000 for the protection of Bondholders.

TRUSTEE: The Chicago Title & Trust Company acts as Trustee and has issued a Guaranty Policy guaranteeing title for \$185,000 for the protection of Bondholders. As trustee it also identifies and certifies each bond to be genuine first mortgage lien.

REDEMPTION: These Bonds may be redeemed at the option of the mortgagor at 103 after three years.

We collect both interest and principal and remit same to investors and make no charge for this service.

Forty-Two Years 100% Safe



We Own and Offer Subject to Prior Sale

Appraised Valuation of Property Mortgaged
(Land and Building) \$190,000
4% Federal Income Tax Paid

\$120,000 Certified First Mortgage 7% Gold Bonds

Denominations

\$100
\$500
and
\$1,000



Date of Loan
Dec. 1, 1922
and matures
in 2 to 10
Years

930-938 Oakdale Avenue, Chicago.

Oakdale Manor Apartments

SERIAL MATURITIES

Amount	Maturing	Denominations	Amount	Maturing	Denominations
\$ 6,000	Dec. 1, 1924	\$ 1,000	\$ 6,000	Dec. 1, 1929	\$ 1,000
6,000	Dec. 1, 1925	1,000	6,000	Dec. 1, 1930	1,000
6,000	Dec. 1, 1926	500	6,000	Dec. 1, 1931	500
6,000	Dec. 1, 1927	500	72,000	Dec. 1, 1932	1,000-500-100
6,000	Dec. 1, 1928	1,000			

SECURITY

FIRST: A direct closed first mortgage on land and building.

SECOND: A first lien on the net income from the property, a sufficient portion of which must be deposited monthly to meet the interest and principal payments in cash promptly on days when due.

LAND: 99', 9" by 125' to alley.

BUILDING: A three story and English Basement brick and stone construction of 31 apartments. Six apartments have 5 spacious rooms. Seven apartments have 3 rooms and kitchenettes, dressing closets and In-a-door beds. Eighteen apartments have 4 rooms with dressing closets and In-a-door beds. All rooms face a wide court and the street. Rooms are large and well arranged for wall space, light and perfect ventilation. Living rooms and reception halls are mahogany finish; dining rooms, bedrooms and bath rooms are done in ivory. Dining rooms, living rooms and reception halls are artistically corniced. All floors are clear oak excepting bath rooms which have Mosaic Tile. Vestibules are spacious with tiled floors in red and black pattern after an English design. Plumbing fixtures are of the very best with built-in tubs, pedestal lavatory and flushometer valve closets. Fixtures are of the very best. Kitchens will be equipped with ice boxes holding 100 pounds of ice, and white enameled ranges. Basement contains laundry, and complete heating plant for the building. The building is complete, in accordance with plans and specifications, free from all prior liens, is unconditionally guaranteed by Cochran & McCluer Company.

ance with plans and specifications, free from all prior liens, is unconditionally guaranteed by Cochran & McCluer Company.

LOCATION: Choice residential section near in. Oakdale Avenue is the first street south of Wellington Avenue. A short distance from the Lincoln Park Golf Course.

TRANSPORTATION: The transportation is ideal. Less than 1/2 block to the Wellington Avenue Station of the Northwestern Elevated—15 minutes to the loop; 1/2 block to the Sheffield Avenue surface cars; 1 short block to the Halsted Street cars.

INCOME: We estimate the gross annual rental at \$28,500 and the expenses, including operation, upkeep and taxes, at \$8,000, leaving a net annual income of \$20,500, or about 2 1/2 times the largest interest charge, which assures prompt payment of both interest and principal as they fall due.

MORTGAGOR: Mr. M. P. Morrissey, a Chicago business man of good reputation, who comes to us well recommended.

FIRE INSURANCE: We hold fire insurance policies in the leading companies for \$120,000 for the protection of Bondholders.

TRUSTEE: The Chicago Title & Trust Company acts as Trustee and has issued a Guarantee Policy guaranteeing title for \$120,000 for the protection of Bondholders. As trustee it also identifies and certifies each bond to be genuine first mortgage lien.

REDEMPTION: These Bonds may be redeemed at the option of the mortgagor at 103 after three years.

and principal and remit same to investors and make no charge for this service.

Forty-Two Years 100% Safe



FINANCING A CITY

The history of the development, growth and financial life of Chicago could not be written without the story of service performed by Cochran & McCluer Company.

A City of 39,450

Above you see a panorama of a city of 39,500 people. If one firm financed a city of that size you would consider it a great undertaking.

The larger buildings financed by us during the past 42 years contain 2,750 apartments, which together with over 4,000 individual mortgages on single residences and two to eighteen apartment building, bring the total housing capacity of residential buildings financed by us up to 39,450, equal to such a city as Madison, the capital of Wisconsin.

7% and "42 Years 100% Safe"

How carefully our bond issues have been made is indicated by the fact that there has not been one foreclosure, and investors have always received interest and principal promptly when due.

We loan only on high grade income producing properties and require a monthly deposit equal to one-twelfth of the principal and interest payments for the current year. This gives us close supervision of the property, and guards against delinquency. Under this plan the margin of security is constantly growing larger which gives the later maturities a growing margin of security.

A "Preferred" Business

Mortgage Banking as operated by us is a "preferred" business, because it serves so many people in a constructive manner.

It supplies homes where most needed, furnishes labor to thousands of artisans, and a security of unimpeachable character for the savings and accumulations of capital, making it possible for every investor, large and small, to have a share in the development of the city, without whose aid and co-operation modern improvements and the many things that go to make our lives more complete would be impossible.

Organization and Service

Back of every Cochran & McCluer Bond are a complete investment service and a conscientious organization that has woven into the fabric of its business career integrity and high ideals, with a sense of obligation that has made the name Cochran & McCluer a symbol of confidence and respect.

We solicit correspondence and inquiries and invite our clients and prospective investors to call on us at any time for information. any investment problem may be redeemed at the 103 after three years. and you will incur no charge for this service.